

HANOVER PLANNING BOARD



MARCH 27TH, 2006

MINUTES OF MEETING

At 6:45 P.M., the Chairman Peter Moll called to order the March 27, 2006 meeting of the Hanover Planning Board. Peter Moll, Bora Pervane, Rich Deluca, and Gary Hendershot were present. Associate members Bernie Campbell and Steven Rusko were also present. Maryann Brugnoli was absent. Rich motioned to accept the minutes of the March 13, 2006 Planning Board Meeting as amended. Bora seconded the motion and it was so voted 4-0. Gary then motioned to accept the minutes of the March 15, 2006 meeting as amended. Rich seconded the motion and it was so voted 4-0.

PUBLIC HEARINGS

Village Commons PB06-11SP

Brad McKenzie of McKenzie engineering discussed the rationale behind the applicant's request for various waivers of the Subdivision Rules and Regulations. The Board voted on the waivers as follows:

Waiver 1- Rich motioned to grant the waiver from Section 5.C.1 requiring sidewalks on both sides of the road as drawn on the plan. Bora seconded the motion and it was so voted 5-0.

Waiver 2- Rich motioned to grant the waiver from Section 4.A.2.C- Tangents between Reverse Curves- as shown on the plans. Gary seconded the motion and it was so voted 5-0.

Waiver 3- Rich motioned to grant the waiver from Section 5.E.4 – Cover over drainpipe- from 2.5 ft. to 2 ft. as shown on the plan. Bora seconded the motion and it was so voted 5-0.

Waiver 4 - Rich motioned to grant the waiver from Section 5.C.3 – Leading edge of sidewalk setback from exterior face of curbing- as drawn and noted on the plans. Gary seconded the motion and it was so voted 5-0.

Waiver 5 - Peter motioned to grant the waiver from Section 5.B.1. – Vertical Granite Curbing – to allow precast concrete curbing in those sections as drawn on the plan. Peter also conditioned that the maintenance of the curbs be included as part of the O&M plan. Rich seconded the motion and it was so voted 5-0.

Waiver 6 – Rich motioned to grant the waiver from Section 4.A.2.b - Minimum Centerline Radius – to allow for a 100 foot radius as opposed to the 150 ft required. Gary seconded the motion and it was so voted 5-0.

Waiver 7 – Rich motioned to grant the waiver from Section 4.A.5.c – Dead End Streets – to allow no turnaround on road D as shown on the plans pursuant to written approval by the Fire Department. Gary seconded the motion and it was so voted 5-0.

Rich motioned to continue the hearing until April 10, 2006 at 8:00 p.m. Gary seconded the motion and it was so voted 5-0.

Blue Heron Way – PB06-2C

Darren Grady of Grady Consultants was present and briefly went over the plan. He told the Board that he had received a letter from Natural Heritage concerning the Box Turtles on the site. Natural Heritage has recommended that the developer use Cape Cod Berm as opposed to granite curbing to allow the turtles to cross the road more easily. The Board was not in favor of waiving the use of granite curbs. Darren Grady told the Board that he would have all of the revisions they required for the next hearing date. He then requested a waiver from Section 4.A.2.c of the Subdivision Rules and Regulations allowing a tangent of less than 150 feet to separate reverse curves. Rich motioned to grant the waiver. Gary seconded the motion and it was so voted 4-0. Darren then asked for a waiver from Section 5.E.4 to allow for an 18" cover over drainpipes as opposed to the 2.5 ft. required. Bora moved to grant the waiver with the condition that it is approved by the DPW and that it occurs only on the location as noted on the plans. Rich seconded the motion and it was so voted 4-0. Rich then motioned to continue the hearing until May 8, 2006 at 7:00 p.m. Gary seconded the motion and it was so voted 4-0.

South Shore YMCA – PB06-10SP

The Chairman opened the hearing at 8:40 p.m. Peter read the notice into record. Rich informed the audience and the applicant that he was a member of the YMCA Gym. Atty. Warren Baker spoke about the project briefly and then Richard Alfonso from Daylor Consulting described the plans and the addition to the parking lot. Natale Schear from the YMCA explained the drop off and pick up process for the YMCA summer camp that the parking would most affect. Dave Nyman from ENSR expressed his concerns about the stormwater calculations that the applicant's engineers used. The Board then expressed their concerns about the four space shown on the northern part of the plan and felt that they should be moved to the opposite side of the driveway area. The applicant agreed to move those spaces. Bernie motioned to continue the hearing until April 10, 2006 at 8:45 p.m. Rich seconded the motion and it was so voted 6-0.

McDonald's 1392 Washington Street – PB06-12SP

The Chairman opened the hearing at 9:20 p.m. He then read the public hearing notice into record. Atty. Peter Cohen spoke briefly about the situation facing the applicant. He then introduced John Kucich from Bohler Engineering. John then described the plan and where they felt the Aquifer Protection Zone lay and their proposed changes to the site. He informed the Board that they have a hearing scheduled with eth ZBA in April. Joe Jammallo a hydrogeologist from Cushing, Jammallo & Wheeler, Inc. spoke to the Board about the history of the Aquifer Protection Zone and the Zone II. The Board felt that they would like to explore other possibilities with the Board of Health for the placement of the new septic system and have more information from the Towns engineers and the DPW. Rich motioned to continue until May 8, 2006 at 8:00 p.m. Bora seconded the motion and it was so voted 6-0.

APPOINTMENTS

The Board met with Dan Pallotta to discuss the article he had drafted for the Town Meeting warrant to turn a certain parcel of land off of Washington Street over to the Conservation Commission. Mr. Pallotta explained his reasons for submitting the article. He indicated that he felt that the Northpoint 40B Senior Housing development on Washington Street would be requesting that the road be opened to allow traffic to pass through all the way to Washington Street. Mr. Palotta felt that this would jeopardize the safety of the children who live and attend school at the Cardinal Cushing School on Washington Street. He felt that by putting the piece of property in the control of the Conservation Commission it would be difficult for anyone to open that road. The Board indicated that they were in favor of protecting the safety of the children, but were unsure as to the best way to achieve that goal. The Board took a vote to decide if they were in favor or not. They voted 4-2 to support the article.

SIGNING OF LOT RELEASES, PLANS, FORM A's, DECISIONS AND BILLS

The Board reviewed, discussed and endorsed an ANR PB06-14A for property on Water Street. Rich made the motion to endorse, Gary seconded the motion and it was so voted 4-0.

The Board discussed the Hanover Hills Preliminary Subdivision. The Town Planner recommended that the Board deny the preliminary subdivision based on outstanding issues from the DPW and the Town Planner. Gary made a motion to deny the preliminary application. Rich seconded the motion and it was so voted 4-0.

OTHER BUSINESS

The Board discussed their schedule for the upcoming months and decided to add a meeting on May 8, 2006. They also asked the Town Planner to invite Anthony Lasordo, who is running for the open seat on the Planning Board, to attend their next meeting because the Board has never met Mr. Lasordo. Bora motioned to adjourn at 10:30 p.m. Peter seconded the motion and it was so voted 4-0.

Meeting was adjourned at 10:30 p.m.

Respectfully Submitted,

Margaret Hoffman

PLANNING BOARD SECRETARY